

## CITY COUNCIL REPORT

DATE: May 12, 2016

TO: Mayor and Councilmembers

FROM: Mark Landsiedel, Community Development Director  
Sarah Darr, Housing Director

CC: Josh Copley, Barbara Goodrich, Leadership Team

SUBJECT: Overview of City Owned Land Dedicated to Housing and Units  
Located on City Owned Property

This report provides an overview of the City owned land dedicated to housing and housing units located on City owned property.

### DISCUSSION

The attached spreadsheet provides an overview of housing located on City owned land, as well as vacant parcels dedicated for a housing purpose.

Items A – E are all Land Trust Program units. Land trust units are located on City owned property and the improvements (home) are owned by the buyer. A 99-year renewable ground lease for each property is executed between the City of Flagstaff and the homeowner and it provides the rights and responsibilities for each party, including a resale formula to make the home permanently affordable.

Items F – S are a listing of the Public Housing owned and managed by the City of Flagstaff. Residents pay an income based rent (30% of household income).

Items T – X are currently undeveloped parcels designated for housing. Additional details on each parcel are in the Description and Notes section.

### RECOMMENDATION / CONCLUSION

This report is for information only.

**Overview of City Owned Land Dedicated to Housing and Units Located on City Owned Property - 2016**

|          | <b>Project Name</b>                  | <b>Address</b>                      | <b>Description and notes</b>  | <b>Partner</b>           | <b>Land Size</b> | <b>Units in Dev</b> | <b># of Afdbl Units</b> |
|----------|--------------------------------------|-------------------------------------|---|--------------------------|------------------|---------------------|-------------------------|
| <b>A</b> | <b>Rose Street Habitat</b>           | 2620 N Rose St                      | 3 single family homes in Land Trust   | Habitat for Humanity     | 0.18 AC          | 3                   | 3                       |
| <b>B</b> | <b>Izabel Homes North</b>            | Izabel, between Felice and Colanthe | Land Trust units, will be 16 single-family homes - 11 completed, 1 under construction | HUD/Habitat for Humanity | 1.7 AC           | 16                  | 16                      |
| <b>C</b> | <b>Elden Townhomes</b>               | Elden and Butler                    | Land Trust Unit   | Hope Construction        |                  | 6                   | 1                       |
| <b>D</b> | <b>Habitat Butler</b>                | 306 S O'Leary                       | Land Trust Unit   | Habitat for Humanity     | 0.167            | 1                   | 1                       |
| <b>E</b> | <b>Habitat Verde</b>                 | 298 S. Verde                        | Land Trust Unit   | Habitat for Humanity     | .075 AC          | 1                   | 1                       |
| <b>F</b> | <b>Brannen Homes</b>                 | Brannen and Lone Tree               | Public Housing Development - Scattered multi-family, duplexes and single family homes | HUD                      | Multiple         | 127                 | 127                     |
| <b>G</b> | <b>Siler Homes</b>                   | 3481 Fanning                        | Public Housing Development - FHA headquarters, duplex-style and single family         | HUD                      | 19.4 AC          | 100                 | 100                     |
| <b>H</b> | <b>Scattered Site Public Housing</b> | 11 W Cedar A & B                    | Scattered Site Public Housing   | HUD                      | .25 AC           | 2                   | 2                       |
| <b>I</b> | <b>Scattered Site Public Housing</b> | 3638 Alta Vista A & B               | Scattered Site Public Housing   | HUD                      | 0.18 AC          | 2                   | 2                       |
| <b>J</b> | <b>Scattered Site Public Housing</b> | 718 Crestview A & B                 | Scattered Site Public Housing   | HUD                      | 0.18 AC          | 2                   | 2                       |
| <b>K</b> | <b>Scattered Site Public Housing</b> | 734 Crestview A & B                 | Scattered Site Public Housing   | HUD                      | 0.18 AC          | 2                   | 2                       |
| <b>L</b> | <b>Scattered Site Public Housing</b> | 750 Crestview A & B                 | Scattered Site Public Housing   | HUD                      | 0.18 AC          | 2                   | 2                       |
| <b>M</b> | <b>Scattered Site Public Housing</b> | 1917 N Center                       | Scattered Site Public Housing   | HUD                      | 0.31 AC          | 1                   | 1                       |

|   | Project Name                  | Address  | Description and notes   | Partner | Land Size | Units in Dev | # of Afdbl Units |
|---|-------------------------------|--|---|---------|-----------|--------------|------------------|
| N | Scattered Site Public Housing | 1921 N Center  | Scattered Site Public Housing   | HUD     | 0.31 AC   | 1            | 1                |
| O | Scattered Site Public Housing | 3345 N Steves  | Single Family, Scattered Site Public Housing  | HUD     | 0.18 AC   | 1            | 1                |
| P | Scattered Site Public Housing | 2001 E Dortha Ave A, B, C, D & E   | Scattered Site Public Housing   | HUD     | 0.41 AC   | 5            | 5                |
| Q | Scattered Site Public Housing | 3390 E Lockett Rd A, B, C & D  | Scattered Site Public Housing   | HUD     | 0.29 AC   | 4            | 4                |
| R | Scattered Site Public Housing | 300 S Verde St A & B   | Scattered Site Public Housing   | HUD     | 0.38 AC   | 2            | 2                |
| S | Scattered Site Public Housing | 1819 N Main St (1-4) & 1820 N East St (1-8)                                  | Scattered Site Public Housing   | HUD     | 1.25 AC   | 12           | 12               |
| T | Izabel South                  | Parcel #109-11-151C (South of Izabel Homes)                                  | Vacant - Currently allowing Cedar Crest to stage. Community Garden sharing site.  | Unknown | 0.67 AC   |              |                  |
| U | Thorpe                        | Back half of 100-01-001G behind Recreational field, adjacent to Clark Homes, | Vacant - Headstart Center located on Parcel. Significant off-site improvements needed to develop, including pulling utilities to site.                  | Unknown | 3.89 AC   |              |                  |
| V | Lonetree and Butler           | 308 Elden  | Vacant - Issuing RFP Summer 2016. Currently utilized as staging for Brannen waterline project   | Unknown | 1.74 AC   |              |                  |
| W | Schultz                       | Schultz Pass and US 180  | Vacant - 18-26 townhome style unit site capacity. Utilities pulled to site  | Unknown | 3.07 AC   |              |                  |
| X | JWP                           | 105-10-176   | Surrounded on 3 sides by the proposed Juniper Point development. Sewering issues, will either need a lift station or to connect on neighboring property | Unknown | 27 AC     |              |                  |